

**FINDINGS - EXHIBIT A**

***Environmental Determination***

- A. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. This determination is based on the following:
- i. The lot line adjustment will not result in any direct change to existing environmental conditions.
  - ii. Pursuant to the attached Building Restricted Areas Map, future development on the resulting parcels would be required to avoid the following areas: mapped environmentally sensitive areas, areas with slopes greater than 30 percent, areas within 100 feet of Toro Creek, areas within 25 feet of any perineal stream, and areas with prime agricultural soils.
  - iii. Future development would be required to submit a Phase I archaeological survey of all areas where site disturbance is proposed and to implement the recommendations of the archaeological survey.

***Lot Line Adjustment***

- B. The proposed lot line adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because all lots will be within the range of parcel sizes set forth in the Agriculture land use category, the proposed adjustment would not increase the number of existing parcels, and the future development would avoid environmental sensitive areas. For these reasons, staff has concluded that the proposed adjustment is equal to the existing lot line situation and is also consistent with both state and local law.
- C. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- D. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.